

NE 1/4 OF SEC. 30 TWP. 26N, RGE, 05E, W.M.



COVER SHEET

KIM SAUNDERS
JUANITA FARMHOUSE COTTAGES

WASHINGTON

NORTHSHORE UTILITY DISTRICT

HORIZONTAL: NAD 83/91 (WASHINGTON STATE PLANE COORDINATE SYSTEM - WA NORTH)

VERTICAL: NAVD 88
1. CITY OF KIRKLAND SURVEY CONTROL POINT 257, BRASS
DISK IN STEEL CASE, DOWN 1.1
ELEV. 112.13 ~ DATUM: NAVD 88 (CITY OF KIRKLAND)

NAD 83-91, BASED ON FOUND MONUMENTS AT THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 26, RANGE 5 E. W.M. LESS THE WEST 20 FEET, LESS THE PORTION PLATTED BROOKHAVE NO. 2, IN THE RECORDS OF KING COUNTY, WASHINGTON.

WATER:	NORTHSHORE UTILITY DISTRICT
SANITARY SEWER:	NORTHSHORE UTILITY DISTRICT
STORM DRAINAGE:	CITY OF KIRKLAND
FIRE PROTECTION:	CITY OF KIRKLAND
TELEPHONE:	CENTURY LINK
ELECTRICITY:	PUGET SOUND ENERGY
NATURAL GAS:	PUGET SOUND ENERGY

PROJECT ADDRESS: 12652 94TH AVENUE NE
ZONING: RSX 7.2
TOTAL PARCEL AREA: 0.95 ACRES TOTAL
TAX PARCEL NUMBER: 302605-9032

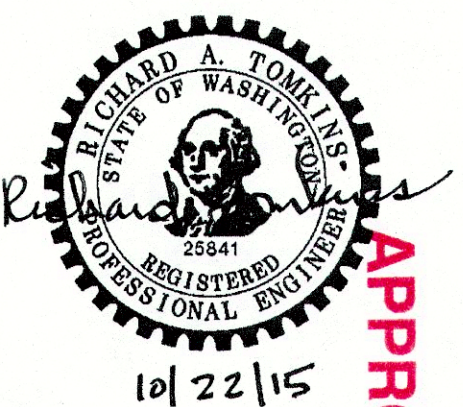
LOT 1 OF CITY OF KIRKLAND ALTERATION OG LOT LINE NO. LLA15-00601,
AS RECORDED UNDER RECORDING NO. 2015_____, RECORDS OF
KING COUNTY, WASHINGTON.
CONTAINS 38,216.5 SQ. FT.

RETURNED BY:		DATE		REVISION		DATE		BY CK	
△	△	9/14/19	REMOVED PER DISTRICT COMMENT LETTER DATED 9/2/19	EAS	RAT	△	△	EAS	RAT
△	△	10/21/19	REMOVED PER DISTRICT COMMENT LETTER DATED 10/15/19	EAS	RAT	△	△	EAS	RAT

RICHARD A. TOMKINS, PE
PROJECT MANAGER

PROJECT SURVEYOR
RICHARD A. TOMKINS, PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 8/20/15
SCALE: HORIZ.: 1"=20' VERT.: N/A

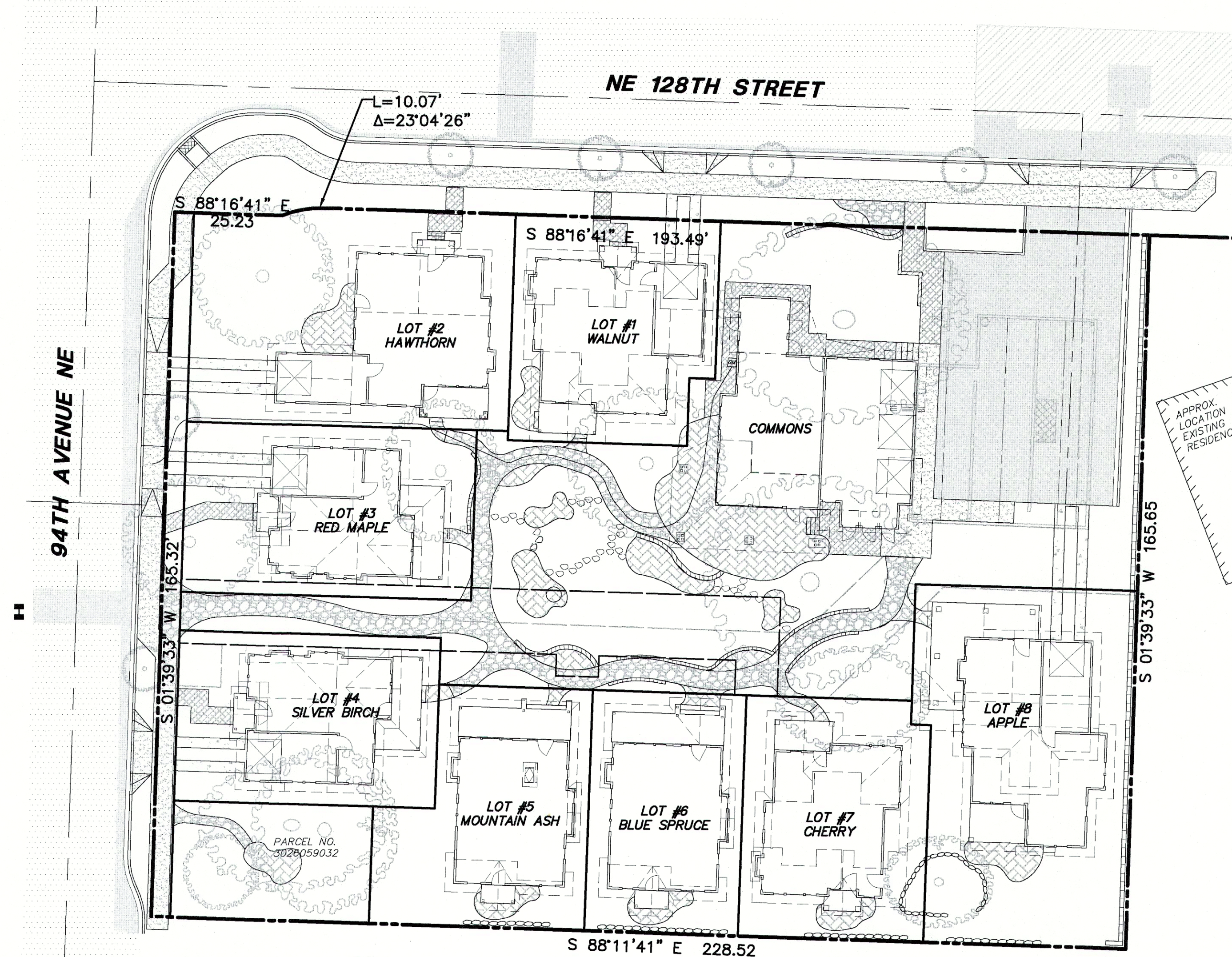
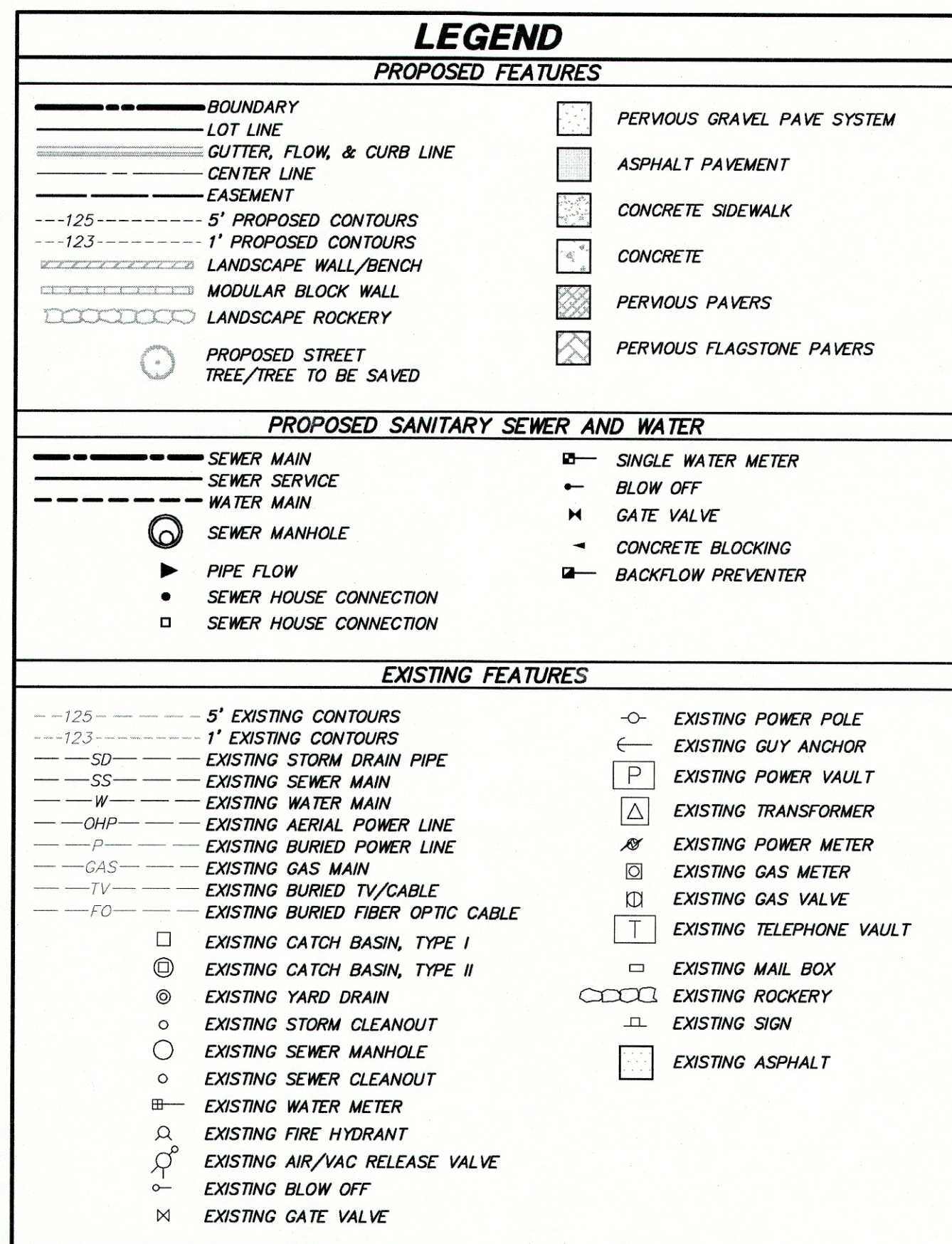


10/22/15

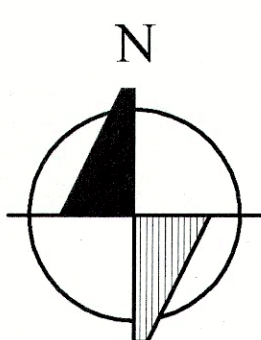
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LESS SIGNED AND DATED

JOB NUMBER **15-028**

SHEET NUMBER **C1** OF **2**



THE WATER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NORTHSORE UTILITY DISTRICT'S LATEST STANDARD SPECIFICATIONS AND DETAILS.



SCALE: 1" = 20'

OWNER/APPLICANT:	KIM SAUNDERS 12652 9TH AVENUE NE KIRKLAND, WA 98034	SURVEYOR:	C AND C SURVEYING LLC 4509 243RD PLACE SW MOUNTLAKE TERRACE, WA 98043 425-673-7502
ENGINEER:	TRIAD 20300 WOODINVILLE-SNOHOMISH ROAD NE SUITE A WOODINVILLE, WA 98072 425-415-2049 CONTACT: RICHARD A. TOMKINS, PE	GEOTECH:	TERRA ASSOCIATES 12525 WILLOWS ROAD, SUITE 101 KIRKLAND, WA 98034 425-821-7777
ARCHITECT:	PAGE & BEARD ARCHITECTS, P.S. 910 MARKET STREET KIRKLAND, WA 98033 425-827-7850		

C1 COVER SHEET
C2 WATER PLAN AND PROFILE

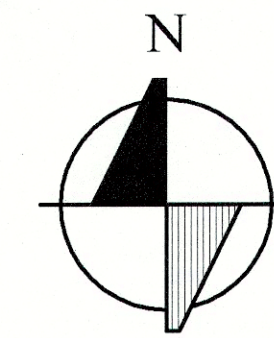
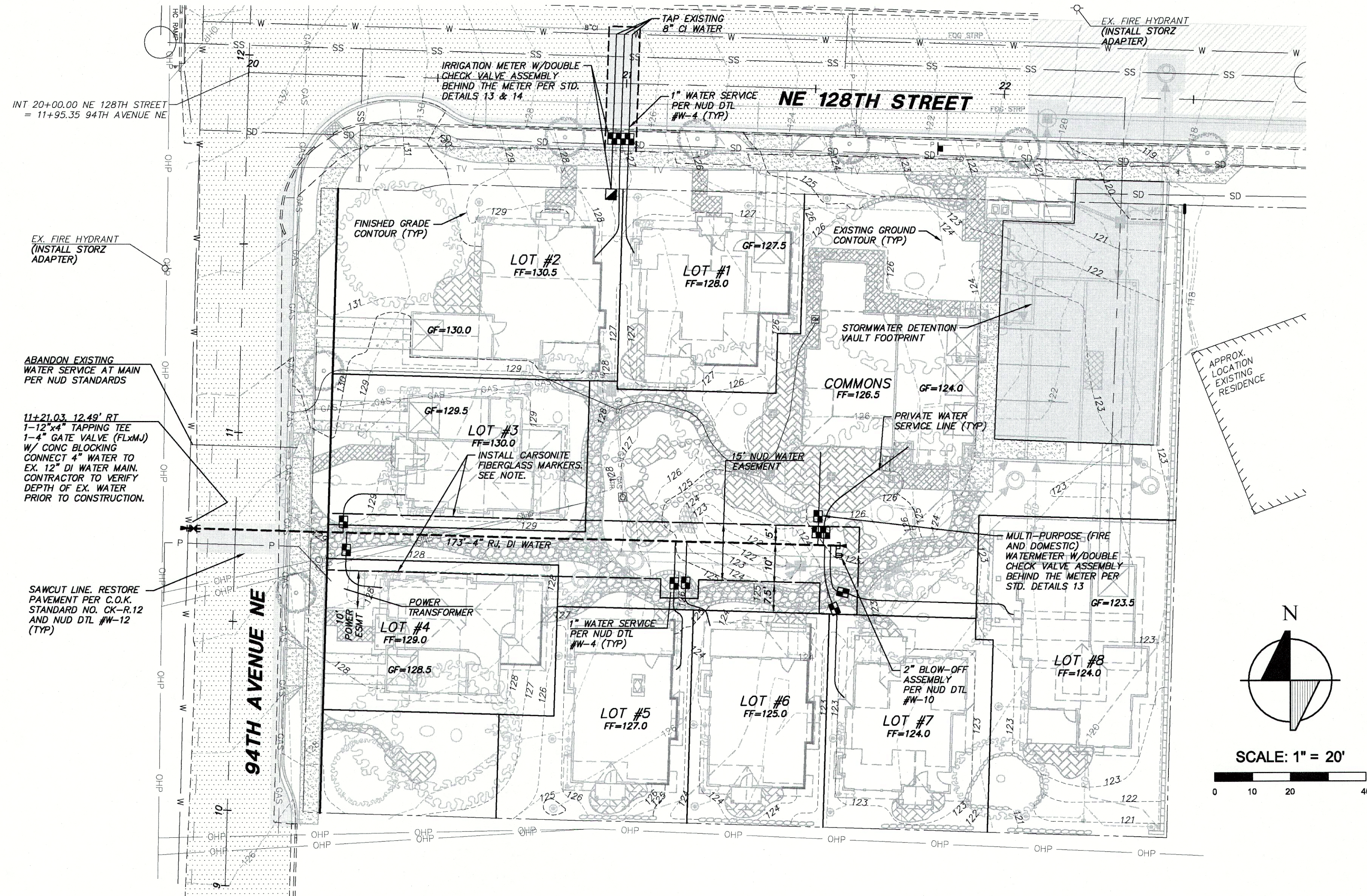
Approved 03/28/2016
kcoleman

NORTHSHORE UTILITY DISTRICT

APPROVED BY Don Auvill, PE DATE 11-4-15

RECEIVED
OCT 23 2015
NORTHSHORE
UTILITY DISTRICT

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF THE FIRST CALL TO THE 800-424-5555 HOT LINE DOES NOT TURN UP TWO BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED, FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS.



SCALE: 1" = 20'

WATER GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE DEVELOPER EXTENSION AGREEMENT, THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS OF NORTHSHORE UTILITY DISTRICT.
2. THE APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON PLANS AND PROFILES FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF UTILITY LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN ON PLANS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE LOCATED, BY APPROPRIATE UTILITY DISTRICTS OR COMPANIES, ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. FOR UTILITY LOCATES IN KING COUNTY, CALL 1-800-424-5555 PRIOR TO DIGGING.

PERMITS:

5. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REGULATORY PERMITS EXCEPT THE RIGHT-OF-WAY PERMIT, WHICH NORTHSHORE UTILITY DISTRICT OBTAINS.
6. ALL WORK IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITTING AGENCY.

PRE-CON:

7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT NORTHSHORE UTILITY DISTRICT'S OFFICE PRIOR TO THE START OF CONSTRUCTION. DISTRICT STAFF WILL NOTIFY THE APPROPRIATE AGENCIES OR REPRESENTATIVES.

SURVEYING:

8. PRIOR TO CONSTRUCTING ANY WATER MAINS, THE STREET CENTERLINES OF THE DEVELOPMENT, CENTER OF CUL-DE-SACS, ALL WATERLINE EASEMENTS AND ALL LOT CORNERS SHALL BE STAKED. THE MAXIMUM STATIONING INTERVAL WILL BE 50 FEET WITH THE STATION NUMBER ON EACH STAKE.
9. HORIZONTAL CONTROL DATA SHALL BE NAD '83/91. VERTICAL CONTROL SHALL BE NAVD-88 DATUM.
10. AT THE CONCLUSION OF CONSTRUCTION, THE DEVELOPER'S REGISTERED PROFESSIONAL SURVEYOR SHALL PREPARE A DRAWING BASED ON THE SURVEYED LOCATION OF ALL APPURTENANCES INSTALLED, INCLUDING BUT NOT LIMITED TO, WATER MAIN, METER BOXES, BLOWOFFS, VALVES BOXES, HYDRANTS AND BENDS. THE DISTRICT WILL PROVIDE LOCATES TO ASSIST THE SURVEYOR IN LOCATING THE WATER MAIN BETWEEN APPURTENANCES AND LOCATING THE BENDS. THE DRAWING SHALL BE PROVIDED TO THE DISTRICT IN AUTOCAD FORMAT, R 2000 OR NEWER. IN ADDITION, ALL WATER EASEMENTS SHALL BE STAKED AND FLAGGED AT THEIR INTERSECTION WITH PROPERTY LINES AND AT 25-FOOT STATIONS ALONG THE EASEMENT LINES.

CONSTRUCTION:

11. THE WATER MAIN SHALL BE PLACED AS SHOWN ON PLAN.
12. A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN THE SANITARY SEWER LINE AND THE WATER MAIN.
13. A FIVE (5) FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE DISTRICT.
14. DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT PERSONNEL.

MATERIALS:

15. ALL WATER MAIN PIPING SHALL BE DUCTILE-IRON MINIMUM THICKNESS CLASS 52, CEMENT-MORTAR LINED AND TYTON JOINT. ALL WATER MAIN PIPING TO MEET THE REQUIREMENTS OF AWWA C-151.
16. ALL WATER MAIN FITTINGS SHALL BE CEMENT-MORTAR LINED AND MEET THE REQUIREMENTS OF AWWA C-153.
17. POLYETHYLENE ENCASUREMENT TO MEET THE AWWA STANDARD C-105. ANY TEARS OR OPENINGS MADE FOR SERVICES OR TAPS SHALL BE REPAIRED WITH AN ADHESIVE TAPE.
18. ALL WATER MAIN PIPES AND SERVICES SHALL BE INSTALLED WITH A 14 (FOURTEEN) GAUGE, CONTINUOUS, SOLID-CORE, NEOPRENE COATED LOCATING WIRE. ANY CONNECTIONS OR SPLICES SHALL BE MADE WITH SPLIT-BOLT WIRE CONNECTORS.

PLACEMENT:

19. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE FIRE MARSHAL OF JURISDICTION.
20. WATER SERVICE LINE AND METER LOCATIONS WILL BE COORDINATED WITH THE DEVELOPER'S ENGINEER AFTER A THOROUGH REVIEW OF ALL UTILITY FACILITIES.
 - 20-1 THE METER LOCATION SHALL BE WITHIN THREE (3) FEET OF THE PROPERTY LINE THAT IS PERPENDICULAR TO THE RIGHT-OF-WAY AND WITHIN ONE (1) FOOT OF THE EDGE OF PROPERTY ON THE RIGHT-OF-WAY SIDE UNLESS OTHERWISE APPROVED IN WRITING BY THE DISTRICT.
 - 20-2 AFTER INSTALLATION OF THE METER AND BOX, A 2x4 BOARD PAINTED WHITE WITH "WATER SERVICE" STENCILED ONTO IT WILL BE DRIVEN INTO THE GROUND BEHIND THE METER BOX.

FIRE SPRINKLER NOTE:

PROVIDE APPROVED FIRE SPRINKLER SYSTEM TO COMMONS BUILDING. SYSTEM TO BE DESIGNED BY CERTIFIED FIRE SPRINKLER DESIGNER.

NOTES:

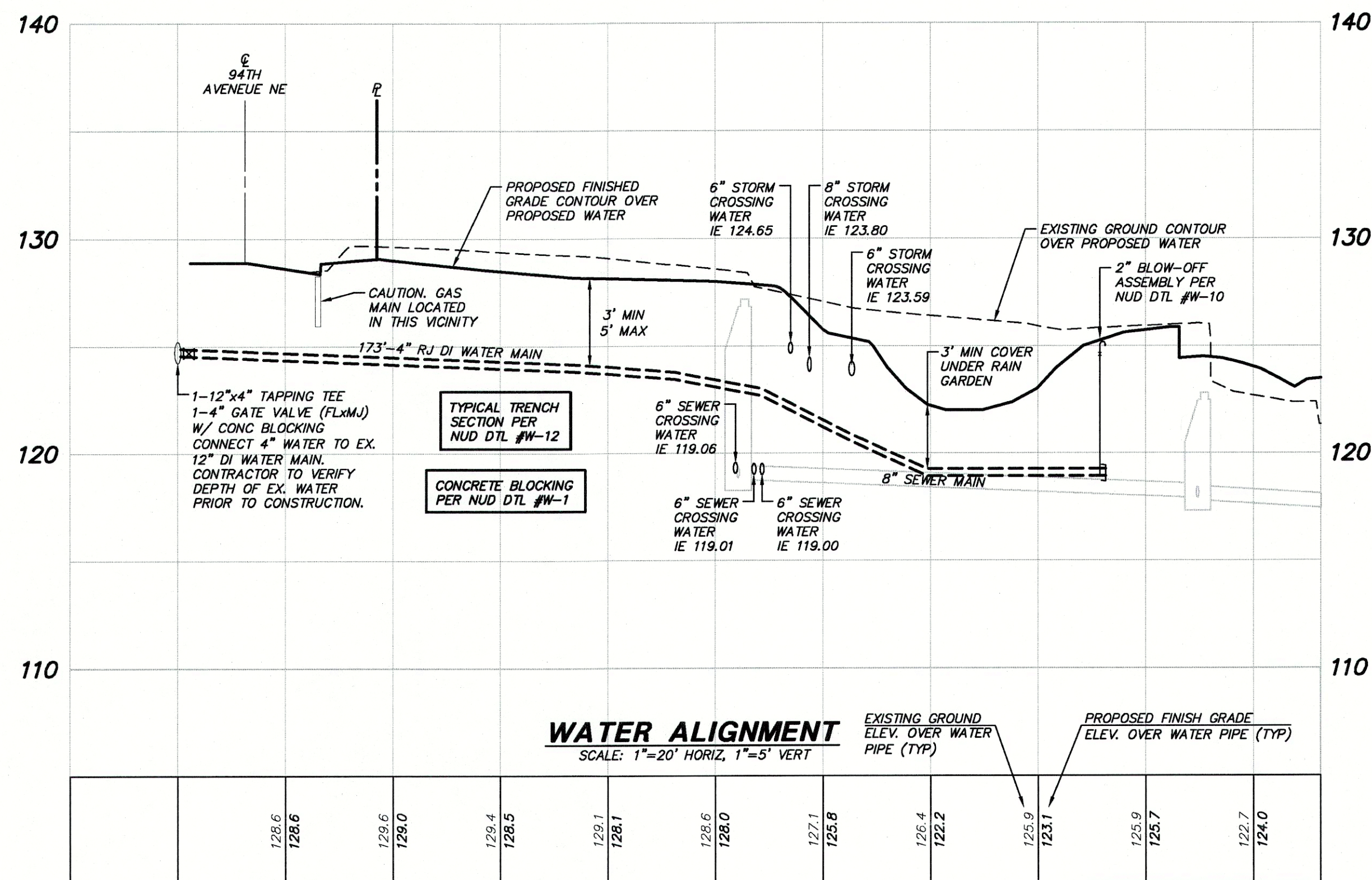
1. INSTALL CARSONITE FIBERGLASS MARKERS ALONG THE EDGE OF THE WATER EASEMENT BETWEEN LOTS 3 AND 4 TO DELINEATE EASEMENT. NO PERMANENT STRUCTURES, WALLS, BUILDING STUBS, FOOTING OR OVERHANGS ARE ALLOWED WITHIN THE EASEMENT. ONCE FOUNDATIONS HAVE BEEN INSTALLED THE MARKERS CAN BE REMOVED.
2. COMMONS AREA TO INCLUDE PRIVATE WATER SERVICES AND SIDE SEWERS.

NORTHSHORE UTILITY DISTRICT

APPROVED BY Adam A. Dwyer, PE DATE 11-4-15

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WATER ALIGNMENT

SCALE: 1"=20' HORIZ, 1"=5' VERT

EXISTING GROUND ELEV. OVER WATER PIPE (TYP)

PROPOSED FINISH GRADE ELEV. OVER WATER PIPE (TYP)

Approved 03/28/2016
kcoleman

RECEIVED

OCT 23 2015

NORTHSHORE
UTILITY DISTRICT

triad

20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p. 425.415.2000 f. 425.486.5059
w. triadassociates.net

WATER PLAN AND PROFILE

KIM SAUNDERS
JUANITA FARMHOUSE COTTAGES
WATER

WASHINGTON

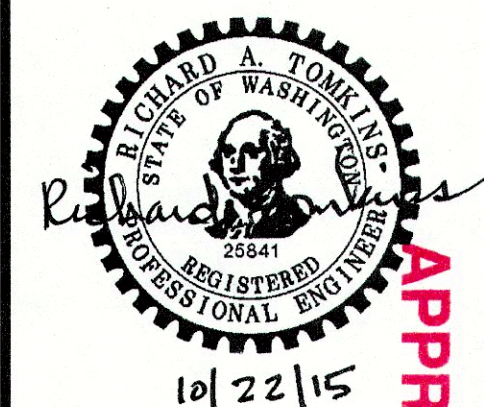
NORTHSHORE UTILITY DISTRICT

NO.	DATE	REVISION	BY	CHK
1	8/14/15	DESIGNED PER DISTRICT COMMENT LETTER DATED 8/13/15	EAS RAT	
2	10/21/15	REVISED PER DISTRICT COMMENT LETTER DATED 10/13/15	EAS RAT	

RICHARD A. TOMKINS, PE
PROJECT MANAGER

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PROJECT ENGINEER

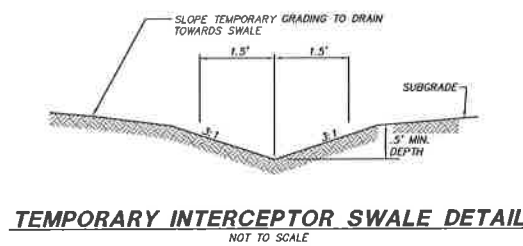
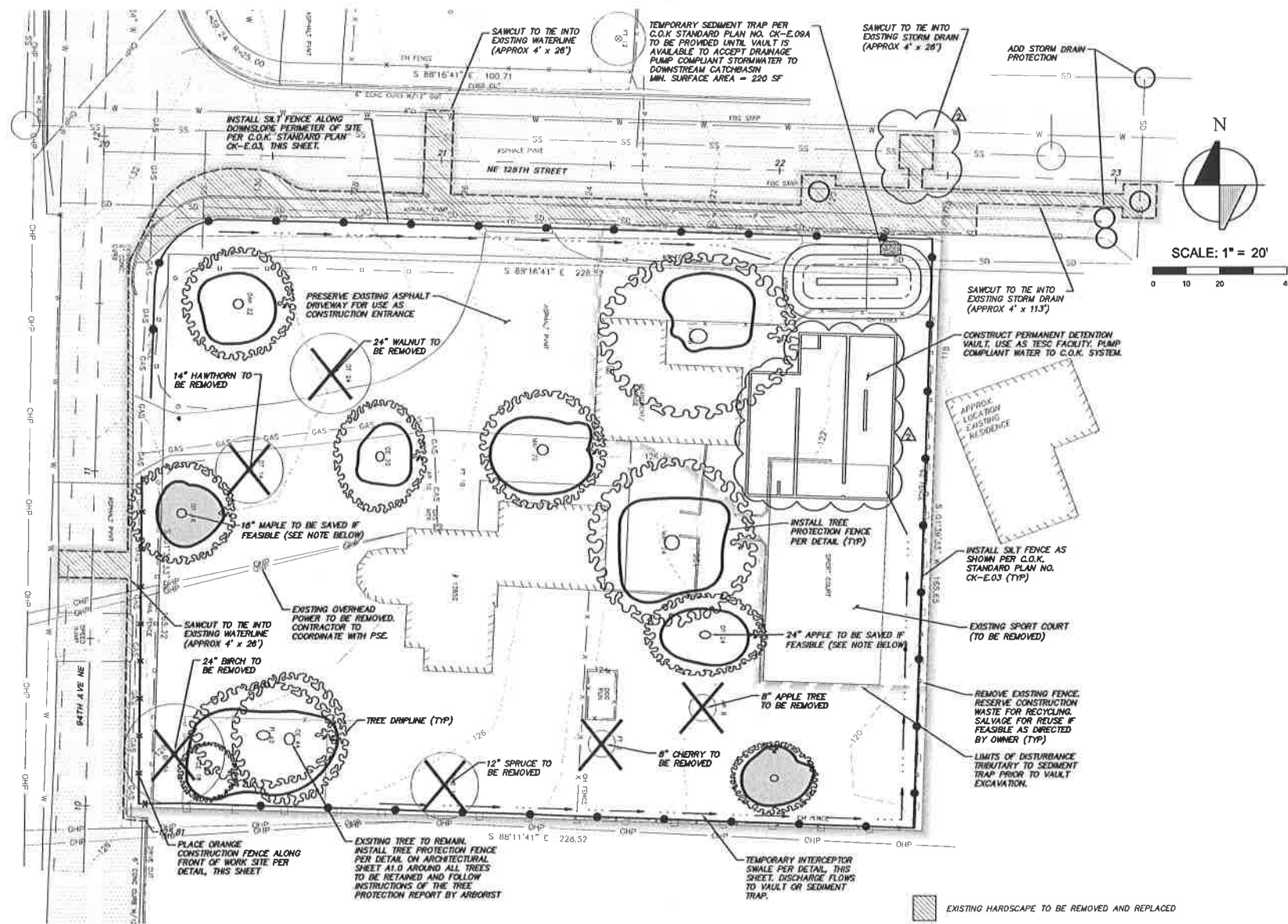
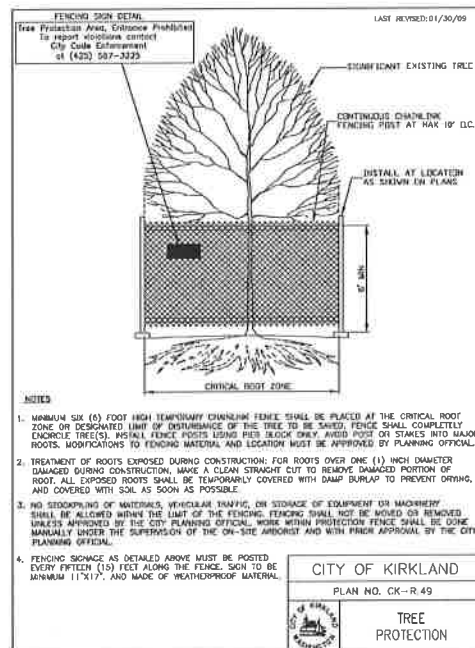
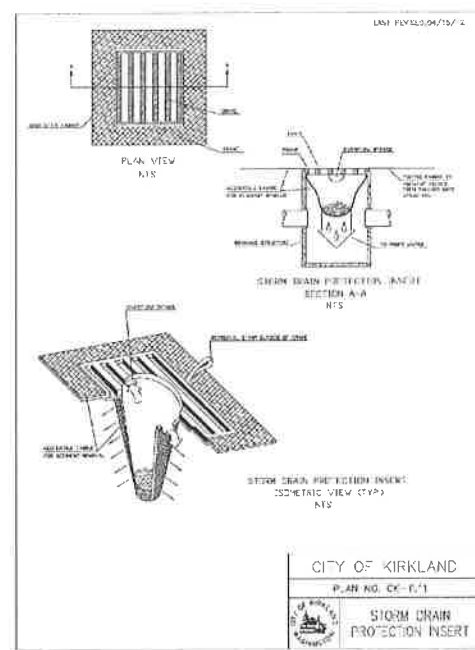
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 8/20/15
SCALE: HORIZ.: 1"=20' VERT.: 1"=5'



STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER **15-028**

SHEET NUMBER **C2 OF 2**



CONTRACTOR MAY RELOCATE TESC FACILITIES (SEDIMENT TRAP AND INTERCEPTOR SWALE) AS NEEDED TO FACILITATE CONSTRUCTION.